071.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	924,900 / 924,900
					USE VALUE:	924,900 / 924,900
					ASSESSED:	924,900 / 924,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRITT THOMAS & CAROLYN
Owner 2:	
Owner 3:	
Street 1:	7 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,360 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Clapboard Exterior and 2172 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9360.000	433,600	700	490,600	924,900
Total Card	0.215	433,600	700	490,600	924,900
Total Parcel	0.215	433,600	700	490,600	924,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.83 | /Parcel: 425.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 45196
GIS Ref:
GIS Ref:
Insp Date: 10/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 071.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	433,600	700	9,360.	490,600	924,900	924,900	Year End Roll	12/18/2019
2019	101	FV	326,100	0	9,360.	490,600	816,700	816,700	Year End Roll	1/3/2019
2018	101	FV	326,100	0	9,360.	420,500	746,600	746,600	Year End Roll	12/20/2017
2017	101	FV	326,100	0	9,360.	392,400	718,500	718,500	Year End Roll	1/3/2017
2016	101	FV	326,100	0	9,360.	336,400	662,500	662,500	Year End	1/4/2016
2015	101	FV	324,400	0	9,360.	301,300	625,700	625,700	Year End Roll	12/11/2014
2014	101	FV	324,400	0	9,360.	278,900	603,300	603,300	Year End Roll	12/16/2013
2013	101	FV	269,600	0	9,360.	266,000	535,600	535,600		12/13/2012

!6037!

PRINT

Date	Time
12/10/20	20:51:11

LAST REV

Date	Time
04/29/19	11:06:32
apro	
6037	

USER DEFINED

Prior Id # 1:	45196
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOWERS KYLE R &	1260-170		11/15/2002		405,000	No	No		
CLINTON LAWRENC	1110-40		5/3/1993		170,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2015	749	Alterati	17,000		6/16/2015			Build new entrance
8/1/2012	967	Addition	60,000					
9/3/2004	829	Addition	40,000	C		G6	GR FY06	13X36 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	BS	Barbara S
6/29/2015	Info Fm Prmt	PC	PHIL C
5/27/2009	Measured	189	PATRIOT
4/11/2005	Permit Visit	BR	B Rossignol
10/30/2000	Hearing N/C	163	PATRIOT
11/2/1999	Mailer Sent		
10/12/1999	Measured	267	PATRIOT
11/30/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9360		Sq. Ft.	Site		0	70.	0.75	4									490,561						490,600	

Total AC/HA: 0.21488 | Total SF/SM: 9360 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 490,561 | Spl Credit | Total: 490,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.13342535
Const Adj.:	0.99742496
Adj $ / SQ:	107.398
Other Features:	98512
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486132
Depreciation:	52502
Depreciated Total:	433629

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

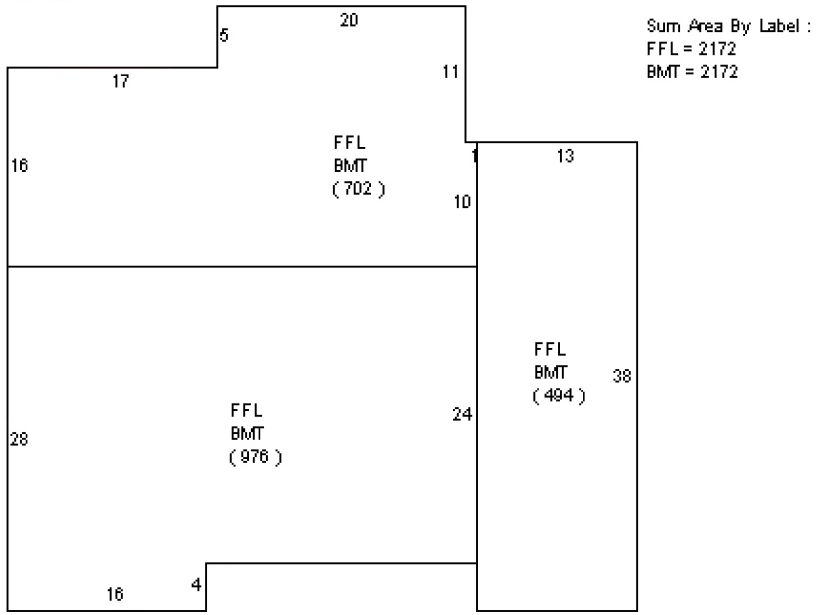
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,172	32.220	69,981
FFL	First Floor	2,172	107.400	233,269

Net Sketched Area:	4,344	Total:	303,250
Size Ad	2172	Gross Are	4344	FinArea	2172
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	129.95
Special Features:	0	Val/Su Net:	99.82
Final Total:	433600	Val/Su SzAd	199.63

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X14	A	AV	2016	4.31	T	5	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700